

Sample Tenant Letter to New Owner

<Enter Date>

<Enter New Owner's Name>

<Enter New Owner's Address>

**Re: Notice of Termination Dated <Enter Date of Notice>
<Enter Property Address>**

Dear <Enter New Owner's Name>:

On <date>, I received your Notice of Termination dated <date>, requesting that I vacate the above-identified property on or before <enter date>. You may be aware that the Protecting Tenants at Foreclosure Act, Pub. L. No. 111-22, §§ 701-704 (2009), which became law on May 20, 2009, applies to state eviction proceedings. The Act requires an owner, who takes title to residential rental property through foreclosure, to honor an existing lease agreement until the end of the lease term.

Only three exceptions to this requirement exist: (1) if there is an existing term lease and the new owner wants to occupy the foreclosed property as a personal residence before the end of the lease term; (2) if there is an existing term lease with less than 90 days to the end of the lease term; or (3) if the existing lease on the foreclosed property is a month-to-month tenancy or a tenancy at will. In each of these situations, the owner must provide the tenant at least 90 days notice to terminate the tenancy.

The notice that you sent to me fails to comply with the Act. Therefore, I ask that you withdraw the notice and contact me as soon as possible to discuss this issue further, including where I need to send my <\$ enter amount> monthly rental payment. You may reach me during the day at <enter daytime telephone number> and in the evening at <enter evening telephone number>.

Optional language for month-to-month tenants who want to remain in the home:

<I am interested in negotiating a written lease agreement that will allow me to remain in the home beyond the 90-day period. I have paid my rent on time each month and have kept the property in excellent condition during my tenancy. If you are interested in discussing a lease, please let me know.>

Optional language for tenants who want to vacate earlier than 90 days:

<I am willing to vacate the property within <enter number> days if I receive compensation to help me relocate. Please call me if this is a possibility.

Sincerely,

<Your Name>

<Enter Your Contact Information>